



City of Santa Barbara
ARCHITECTURAL BOARD OF REVIEW
MINUTES
OCTOBER 23, 2017

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Kirk Gradin, *Chair*
Amy Fitzgerald Tripp, *Vice Chair*
Kevin Moore
David R. Watkins
Wm. Howard Wittausch

CITY COUNCIL LIAISON: Frank Hotchkiss

PLANNING COMMISSION LIAISON: John Campanella

STAFF:

Irma Unzueta, Design Review Supervisor
Matthew Cameron, Planning Technician
Krystal M. Vaughn, Commission Secretary

CALL TO ORDER

The Full Board meeting was called to order at 3:13 p.m. by Chair Gradin.

ATTENDANCE

Members present: Gradin, Tripp, Moore, Watkins, and Wittausch
Members absent: None
Staff present: Cameron and Jennifer Sanchez, Commission Secretary

GENERAL BUSINESS

A. Public Comment:

1. Sheila Lodge emphasized the importance of Spanish architecture to the character of the City.
2. Maria Clark spoke about the condominiums at 601 E. Micheltorena Street, which have open balconies with open iron work. The condo board has approved the installation of canvas screening of the balconies, and she expressed concern that this will alter the visual character of the buildings. She stated the proposal should come before the ABR.

B. Approval of Minutes:

Motion: Approve the minutes of the Architectural Board of Review meeting of **September 25, 2017**, as submitted.
Action: Tripp/Moore, 3/0/2. (Gradin abstained from Item 4; Moore and Watkins abstained from Item 6.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **October 2, 2017**, as reviewed by Board Member Tripp.

Action: Tripp/Watkins, 5/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **October 9, 2017**, as reviewed by Board Member Tripp.

Action: Tripp/Wittausch, 5/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **October 16, 2017**, as reviewed by Board Member Tripp.

Action: Tripp/Wittausch, 5/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **October 23, 2017**, as reviewed by Board Member Tripp.

Action: Tripp/Wittausch, 5/0/0. Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

1. Mr. Cameron announced the following:

- a. Board Member Lisa LaPlaca has tendered her resignation as a Board Member effective today.
- b. Item 5, 15 S. Alisos Street, is postponed at the applicant's request.
- c. Item 4, 3344 State Street, is not actionable due to Storm Water Management Program requirements.

E. Subcommittee Reports:

Board Member Tripp announced that she will no longer serve as the Consent review representative; Board Member Wittausch will replace her for the next three months.

CONCEPT REVIEW - CONTINUED ITEM**1. 103 S CALLE CESAR CHAVEZ****OM-1/SD-3 Zone****(3:15)**

Assessor's Parcel Number:	017-113-020
Application Number:	MST2016-00295
Owner:	American Tradition
Agent:	Suzanne Elledge
Architect:	DMHA

(Proposal for a revised parking lot and a new three-story, approximately 11,000 square foot administrative support building for back-of-house activities for a proposed hotel located at 433 E. Cabrillo Boulevard. The hotel is being reviewed under separate development application, MST2004-00791, and the hotel design will be reviewed by the Historic Landmarks Commission. Currently permitted on this 2.42 acre parcel is a parking lot serving the approved Waterfront Hotel at 433 E. Cabrillo Boulevard; this project would replace the parking lot approved under that application. The amount of grading is unknown at this time.)

(Tenth Concept Review. Comments Only. Project requires Substantial Conformance Determination by Planning Commission. Project was last reviewed on September 25, 2017.)

Actual time: 3:32 p.m.

Present: Ed de Vicente and Ryan Mills, Architects, DMHA; Puck Erickson, Landscape Architect, Arcadia Studio; and Tom Wagner, Utility Consultant, Wagner Utility Planning Services

Public comment opened at 3:42 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Planning Commission with comments:

1. The project is ready for Project Design Approval.
2. The Board found that the Compatibility Analysis Criteria generally have been met (per SBMC 22.68.045.B.) as follows:
 - a. The project fully complies with all applicable City Charter and Municipal Code requirements. The project's design is consistent with design guidelines applicable in this area next to the railroad tracks along an industrial street.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project. The contemporary industrial style is appropriate to the neighborhood.
 - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood. The massing is appropriately set back from the street and tucked into a corner, next to another large building, blending in with the existing streetscape.
 - d. The design is not adjacent or nearby any Landmarks or designated historic resources.
 - e. The design has no impact on scenic public vistas.
 - f. The project includes an appropriate amount of open space and landscaping. The Board expressed that the landscaping proposed is very well done, especially the space along tracks and undulating landscape.

Action: Wittausch/Tripp, 4/1/0. (Watkins opposed.) Motion carried.

Individual comments: Board Member Watkins opposed due to the motion not including a comment requesting the applicant study the possibility of adding enhanced details to the parapet wall.

CONCEPT REVIEW - NEW ITEM**2. 2034 CLIFF DR****C-R Zone****(3:35)**

Assessor's Parcel Number: 035-141-007
Application Number: MST2017-00688
Owner: Levon Investments
Architect: Paul Poirier & Associates

(Proposal for the remodel of an existing commercial building. Project consists of exterior improvements to include the demolition of non-structural exterior walls and the construction of a new entrance and storefront, a new accessible path, four new windows, exterior paint and tiling, and a complete reroofing. The project also includes the division of the singular tenant space into two spaces as well as further interior improvements.)

(Action may be taken if sufficient information is provided.)

Actual time: 3:51 p.m.

Present: Paul Poirier and Luis De La Torre, Architects, Paul Poirier & Associates

Public comment opened at 3:56 p.m., and as no one wished to speak, it closed.

Motion: Continue four weeks with comments:

1. Provide photo documentation of the shopping center and neighboring buildings across the street on both sides.
2. Positively identify the type of roof tile used in the shopping center and on surrounding buildings.
3. In general, the Board commented that the level of quality of the remodeled building should be equivalent to that in the shopping center. For a Spanish style building, this includes remodeling the projections on the western side that are anomalies and using two-piece Mission tile, depending on what else exists in the shopping center.

Action: Gradin/Tripp, 5/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 500 FOWLER RD****A-F/SD-3 Zone**

(4:10) Assessor's Parcel Number: 073-450-003
Application Number: MST2017-00640
Owner: City of Santa Barbara
Applicant: Randy Arntson
Engineer: John Maloney

(Proposal for seven new photovoltaic solar carports to be located in the City of Santa Barbara Airport's Long-Term parking lot. Project consists of the installation of four 35x394 foot carports and three 35x250 foot carports to be mounted with a combined total of 1 Megawatt solar photovoltaic panels within the 798-space Long-Term parking lot. The proposal does not reduce the number of parking spaces. The structures will be installed in sections to not displace more than 160 parking spaces at a time to keep the remaining parking lot open and available for long-term parking during construction. Project is within the Coastal Zone and requires Planning Commission review for a Coastal Development Permit.)

(Comments Only. Project requires review by Planning Commission.)

Actual time: 4:11 p.m.

Present: Randy Arntson, Applicant, Endelos Energy, Inc.; John Maloney, Engineer; and Andrew Bermond, Project Planner, City of Santa Barbara

Public comment opened at 4:20 p.m., and as no one wished to speak, it closed.

Motion: Continue four weeks with comments:

1. The Board commented that it is supportive of the project.
2. Provide a landscape plan.
3. Provide a color study and a proposal for the roofs.
4. For the walls proposed around the planters, provide to-scale elevations, a landscape plan, and a color study.
5. Identify all items related to the project and provide a to-scale plan on how they will be addressed and screened.

Action: Wittausch/Watkins, 5/0/0. Motion carried.

*** THE BOARD RECESSED FROM 4:30 TO 4:34 P.M. ***

FINAL REVIEW**4. 3344 STATE ST****C-G/USS Zone**

(4:45) Assessor's Parcel Number: 053-324-014
Application Number: MST2016-00280
Owner: Everquest Lodge, Inc.
Architect: Ab Design Studio, Inc.

(Proposal for an addition and alterations to an existing two-story, 8,304 square foot motel on a 27,443 square foot parcel. The proposed improvements include a 985 square foot lobby addition and exterior renovations. The work will comprise new doors, windows, building siding, and roof throughout, and replacement of the following: hardscape elements, walls, fencing, pool equipment enclosure, pool coping, trash enclosure, trellises, planters, and parking lot paving. Also proposed are new walkways, curb cuts, parking lot restriping, bicycle parking, ADA ramp, outdoor fireplace, pool enclosure, spa, and permeable paving. Two 30' tall Queen palm trees will be removed, as well as a four-trunk 15' tall King palm tree. This project addresses zoning violations identified in Enforcement Case ENF2013-01400.)

(Action may be taken if sufficient information is provided. Project was last reviewed on February 13, 2017.)

Actual time: 4:34 p.m.

Present: Clay Aurell and Lauralee Boyle, Architects, AB Design Studio

Staff comments: Mr. Cameron stated that the Creeks Department advised that action may not be taken today as the Tier 3 Storm Water Management requirement has not yet been met.

Public comment opened at 5:01 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Consent with comments:

1. The Landscape plan is to be reviewed by the Historic Landmarks Landscape Architect.
2. Provide the following: cable rail detail; base, post, and header detailing on the east elevation gable end; chimney details; bay window detail; parapet cap details; samples of the roofing and siding detail and color; and the inside and outside corner trim conditions.
3. Provide the board and batten details and have them spaced at 12 inches.
4. Provide a materials board and show the proposed window color.
5. Show the height of all the site walls and fencing. Indicate that true boards will be used as opposed to form liners.
6. Provide the colors on the elevation sheets.
7. Correct the inconsistencies on lighting callouts and provide the light cut sheets.
8. The Board agreed that the project is very nice, is to be commended, and has undergone significant improvements.

Action: Gradin/Watkins, 5/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED ITEM**5. 15 S ALISOS ST****R-2 Zone**

(5:20) Assessor's Parcel Number: 017-172-018
Application Number: MST2017-00493
Owner: Jeff Persson
Applicant: Rex Ruskauff

(Proposal for an additional duplex on a parcel currently developed with two residential units. Project is comprised of the demolition of a detached 770 square foot two-car garage and accessory structure, and the construction of a two-story, 3,478 square foot duplex. Unit mix on this 14,625 square foot lot will be 4 two-bedroom units ranging in size from 669 to 1,439 square feet. Also proposed are alterations to the existing landscaping, reconfiguration of the parking arrangement to include eight parking spaces, and 692 cubic yards of grading.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on September 11, 2017.)

Item postponed at the applicant's request.

*** MEETING ADJOURNED AT 5:22 P.M. ***